

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast developing community of Residual Ward 9 – Sub Area 090. The site is within the central-north portion of the *Belvedere Area Structure Plan* (ASP). Lands adjacent to the site to the east, west and south are currently being farmed. To the north across 8 Avenue NE, which is the City boundary, is a residential neighbourhood in Rocky View County called Prince of Peace. The East Hills shopping centre is 1.4 kilometres to the southwest and the future 17 Avenue SE urban main street is 2.2 kilometres southeast.

The subject site is approximately 48.68 hectares (120.29 acres) in size with dimensions of roughly 800 metres by 800 metres (one quarter section with two parcels removed). The site is undeveloped and has been farmed. The site topography is undulating with a moderate slope to the south. Memorial Drive NE will be developed across the southern edge of the site and be a major connection across Stoney Trail NE. Both 84 and 100 Street NE (Garden Road) to the west and east of the site will provide access to 17 Avenue NE and the regional transportation network.

The development proposed for this site complements other development proposed for the area. Notable features of the proposal include:

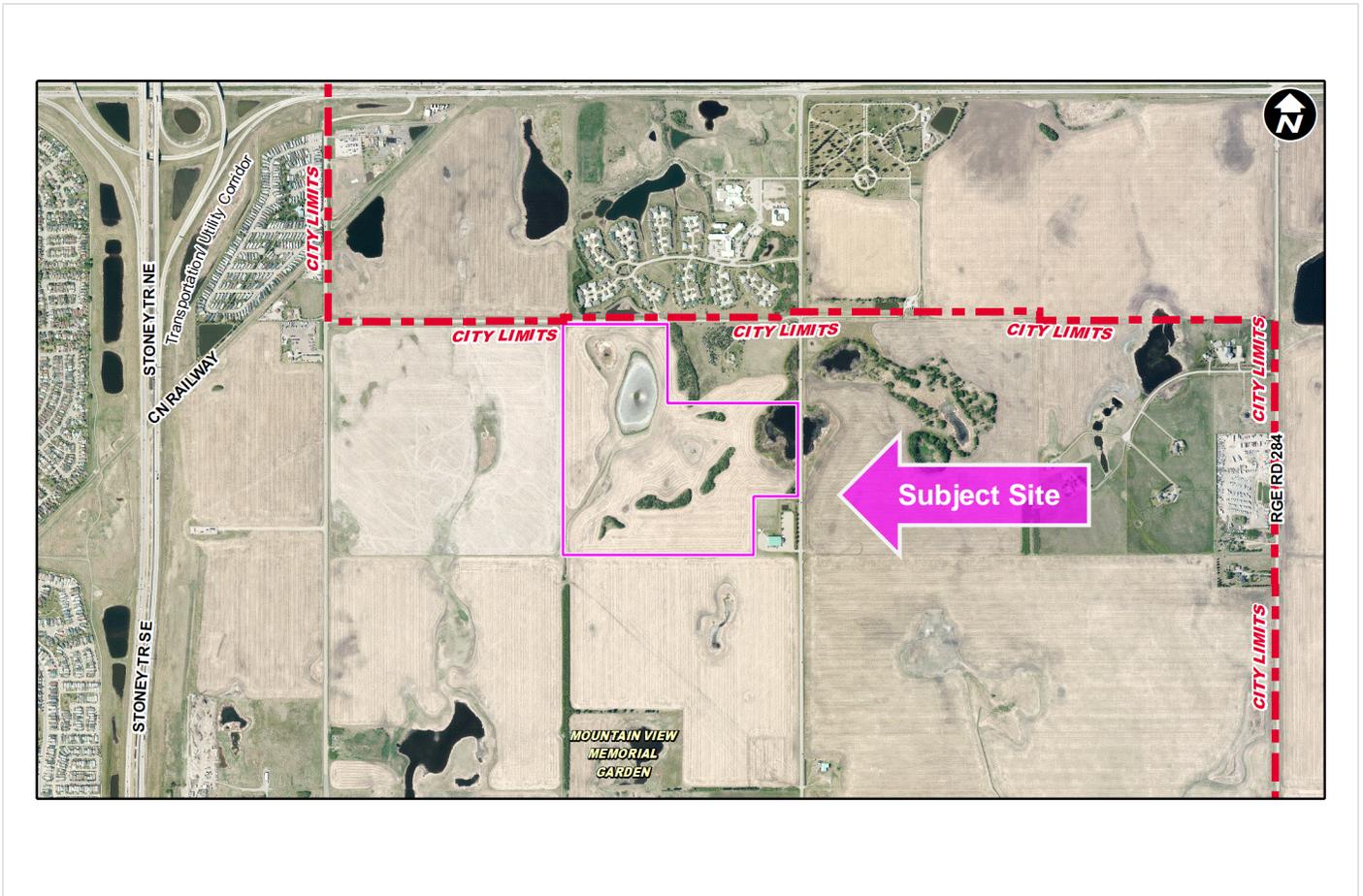
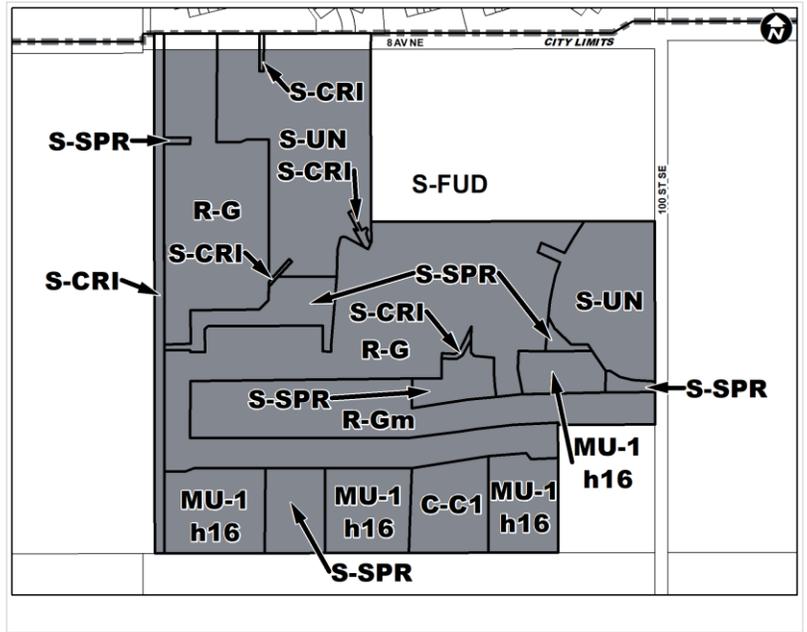
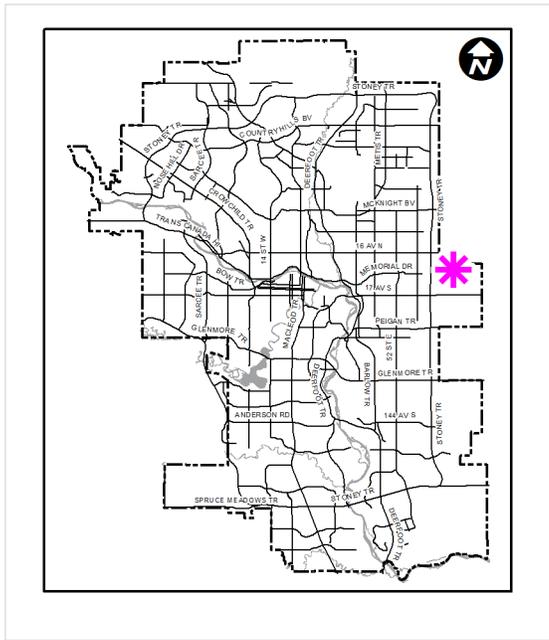
- medium and low density residential in the form of apartments, townhouses, rowhouses as well as semi and single detached homes;
- a Neighbourhood Activity Centre south-central to the outline plan that provides local commercial development and an open space area for neighbourhood activity and gathering;
- preservation and construction of wetlands, as well as a system of neighbourhood parks and pathways; and
- a block-based street network that fosters strong pedestrian and cycling connectivity.

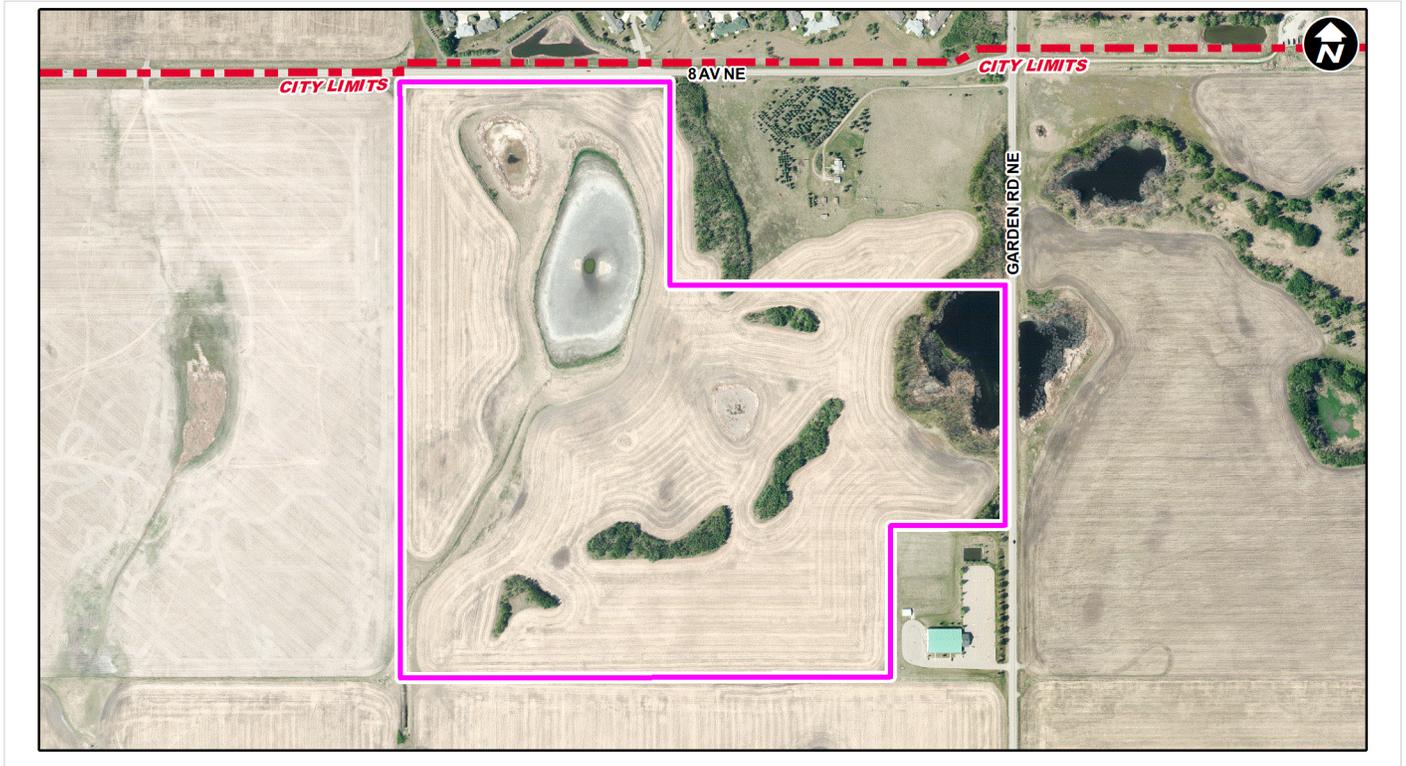
This proposed outline plan and land use amendment provides a logical extension and connection to the street and block pattern planned for in adjacent neighbourhood areas while protecting parts of natural areas on-site. An outline plan and land use amendment application for the lands to the west of this site is also being proposed at this session (LOC2021-0212 / CPC2023-0579). These applications have been jointly and holistically reviewed.

Community Peak Population Table

Not available because the subject area is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts (see Attachment 6: Proposed Outline Plan Data Sheet for further information):

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Commercial – Community 1 (C-C1) District;
- Mixed Use – General (MU-1h16) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 13.62 hectares \pm (33.7 acres \pm) and R-Gm District sites comprise 3.20 hectares \pm (7.9 acres \pm) of the proposed redesignation area.

The proposed C-C1 District is intended to accommodate small to mid-scale commercial developments located within a community or along a commercial street. The District is intended for sites near residential areas and does allow for some residential development in addition to commercial uses. The C-C1 District has a floor-area ratio limit of 1.0 and a height limit of 10 metres. Design of the site will be required to activate the north, west and south edges where there is street frontage and provide a landscaped setback area along the eastern edge if the MU-1h16 site is residential. The C-C1 District site comprises 1.44 hectares \pm (3.6 acres \pm) of the proposed redesignation area.

The proposed MU-1h16 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. While commercial uses are permitted, provision of commercial uses is not required. The MU-1h16 District has no floor-area ratio limit and a height limit of 16 metres. Four sites in the plan area are proposed as MU-1h16 with three along Memorial Drive NE to create an urban interface with the future urban boulevard. The MU-1 District sites comprise 5.75 hectares \pm (14.2 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of a development. This District is proposed for the infrastructure associated with the constructed wetland as well as an inactive pipeline right-of-way. The sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 1.31 hectares \pm (3.2 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, with parcels of varying sizes and use intensities. This District is only applied to lands that will be dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary spaces to the natural areas. S-SPR District sites comprise 3.26 hectares \pm (8.1 acres \pm).

The proposed S-UN District is intended to support significant natural landforms. Development within these lands is limited to improvements that support the natural areas or facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Two wetlands on the site will be protected as ER through this application: one is a wetland in the north-central portion of the site will be constructed and be sustained by stormwater and the other wetland is at the eastern edge of the site will be protected along with the lands within its setback. S-UN lands comprise approximately 9.87 hectares \pm (24.4 acres \pm) within the subject site.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. A neighbourhood activity centre is located near the south-central edge of the site, oriented towards the future extension of Memorial Drive NE. This will provide a focal point to the neighbourhood and provide local services to the future residents. Other features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, and rowhouses, as well as semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) south-central to the outline plan that provides local commercial and an open space area for neighbourhood activity and gathering;

- preservation and construction of wetlands, as well as a system of neighbourhood parks and pathways; and
- a block-based street network that fosters strong pedestrian and cycling connectivity.

This proposed outline plan and block layout provides good connections to the street and block pattern proposed in adjacent outline plans. The east-west street that connects to adjacent areas have blocks designated R-Gm, R-G, MU-1h16 and S-SPR, mostly with rear lanes. This will mean that the main movement corridor will have a more urban character by being lined with rowhouses and semi-detached dwellings without front driveways. The proposed design also accounts for laned vehicular access for lower density residential in some areas interior to the site, or consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

Open Space

The open space network proposed consists of three public neighborhood parks, a reconstructed storm pond/wetland complex, as well as a portion of the protected crown-claimed wetland, all well connected through extensive regional or local pathways.

Approximately 3.26 hectares (8.06 acres) of land, which is 6.7% of gross developable area, is to be dedicated as MR for public parks or additional open space next to the crown-owned wetland. The balance of the 10% (which is 3.3%) MR dedication will be taken through cash-in-lieu. As per the ASP, a regional green corridor will run through the existing utility corridor along the west boundary of the site. The value of this green corridor and its open space function has been recognized by the Joint Use Coordination Committee (JUCC) but considering the nature of the land being encumbered by utility lines, JUCC accepted cash in lieu of half of the total area of the utility corridor, as part of the 10% municipal reserve dedication.

The proposed public neighborhood parks will provide amenities for the community, including active open play area, picnic tables, pickleball courts, tot lot playground and seating areas, etc. The concept plan for each neighborhood park will be finalized prior to the approval of the affected tentative plan.

Pathways

A regional pathway is to be placed on the north side of Memorial Drive NE. Along the west boundary of the plan area, a green corridor will run through the existing utility corridor, contributing to a major north-south pathway corridor system for the region. In addition to regional pathways or green corridor, local pathways are also planned through the plan, in the public parks, around the wetlands or in between the development sites.

Density and Intensity

At build-out, the proposed outline plan area is expected to have an anticipated 1,184 units (see Proposed Outline Plan Data Sheet in Attachment 6). The proposed development is anticipated to achieve a residential density of 30.5 units per hectare (12.4 units per acre). The anticipated population and jobs of the proposed development is 3,274 people and 152 jobs and therefore the anticipated intensity is 88.3 people and jobs per gross developable hectare.

The MDP sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (eight units per acre) and an intensity of 60 people and/or jobs per gross developable hectare, respectively. The *Belvedere* ASP sets out the same density and intensity targets as the MDP and so the proposed development meets the targets of both the MDP and ASP.

Transportation

The subject site is bounded by 8 Avenue NE to the north, 100 Street NE (Garden Road) to the east and by the future Memorial Drive extension to the south. The land to the west is planned as a future neighbourhood. Access to the Trans Canada Highway 1 (900 metres north) is currently available via 100 Street NE (Garden Road). The future Memorial Drive Flyover (over Stoney Trail) is planned another 1.5 kilometres to the east, providing future access to east Calgary and downtown Calgary.

Several Transportation Studies were submitted in support of the application. The Belvedere Global Transportation Impact Assessment (TIA) Stage 1 was submitted to develop a regional transportation model and determine the road classifications required to service the entire Belvedere region. A Local TIA was also submitted to establish internal street classifications and intersection configurations for the plan area as part of the outline plan process. Both the Global TIA and Local TIA were reviewed and accepted by Administration.

The Memorial Drive Functional Planning Study is an ongoing planning study that informed the alignment and classification of Memorial Drive along the south boundary of the plan area. Memorial Drive is envisioned to be an Urban Boulevard with an activated street frontage, featuring on-street parking, and separated walking and wheeling facilities in the boulevard.

The proposed active transportation network includes both regional pathways and local multi-use pathways that provide excellent bicycle and pedestrian connectivity. The plan area also includes a north/south Green Corridor along the western boundary of the plan area. The Green Corridor is envisioned to be an active modes corridor that will ultimately connect from 8 Avenue NE to 17 Avenue SE as per the Belvedere ASP. Future transit service for the community will be provided along Huxbury Drive NE, Huxbury Gate NE and Memorial Drive NE, connecting transit riders to the future Bus Rapid Transit Station planned at the East Hills Shopping Center approximately 2.5 kilometres to the southwest.

Environmental Site Considerations

Biophysical Impacts

A Biophysical Impact Assessment report was submitted and approved as part of this application. Most of the site consists of cropland which covers 69% of the total area. Small aspen stands covering approximately 5% of the area are scattered across the site. Six wetlands are also identified, covering 25% of the total plan area. Wetland classifications range from Class II to Class IV. A Class IV wetland at the east boundary of the property is crown claimed. This wetland will be protected as S-UN along with a 30 metres wide ER setback from it that includes some of the aspen stands.

Another major 8.05 hectare Class IV wetland in the north central part of the site will be reconstructed to provide dual functions as both wetland and storm pond. To obtain an ER (S-UN) designation, this storm pond/wetland complex, including its setback areas, will be designed and constructed to meet ER standards. Stormwater treatment infrastructure and its maintenance access, which will be designated as PUL (S-CRI), are excluded from the extents of ER.

The two Class IV wetlands were also identified as Environmentally Significant Areas (ESAs) with a total area of approximately 10.27 hectares. The combined 9.87 hectares of wetland

protection and reconstruction represents protection of 96% of the ESAs on the subject site. Compensation for the loss of wetland area will follow the *Alberta Wetland Policy*.

Impacts of Past Site Use

No significant concerns were identified through the ESA. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past. The existing site conditions are suitable for the proposed uses. However, there is an oil/gas pipeline on the west edge of the plan that will require further follow-up with the pipeline operator at the time of development to ensure no new concerns have arisen.

Utilities and Servicing

The plan area had a recent Growth Management Overlay removal, therefore the site does not yet have servicing. Servicing can be provided with some developer-funded extensions to the site in combination with some capital-funded infrastructure.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of a main extension west to 84 Street NE and south along 84 Street NE/SE to connect to the existing main located at the intersection of 9 Avenue SE. Capacity is available within the existing system. Off-site sewer extensions in the range of 1.5 to 2.0 kilometres in length would be required to make this connection. The exact route for the new main will be confirmed at the time of development depending on phasing and timing in relation to other downstream developments that would share this main.

Storm Infrastructure

The proposed development falls within the Forest Lawn Creek catchment area and conforms to the Master Drainage Plan requirements for the catchment. Storm servicing is proposed to be provided through the construction of an on-site constructed wetland stormwater management facility with controlled discharge. The area currently naturally drains towards a Crown wetland to the southwest of the site which overflows into the storm trunk located at 84 Street NE and Belvedere Drive SE. The existing trunk has been sized to accommodate drainage of the lands within this catchment. An off-site storm sewer is required to connect through adjacent development sites to convey the discharge water to the existing wetland (subject to approval of a wetland impact assessment). An off-site sewer extension of approximately one kilometre in length would be required to make this connection. The exact route for the new main will be confirmed at the time of development depending on phasing and timing in relation to other downstream developments.

Water Infrastructure

Water is not immediately available to service the proposed development. If development of the adjacent community to the west (LOC2021-0212) proceeds, connections would be available to the subject site. Additionally, the development of this area relies on the construction of the Belvedere Feedermain which is anticipated to be installed within the next few years. Depending on phasing and timing in relation to the development to the west, significant off-site main extensions may be required to provide servicing.

Fire Infrastructure

In order to support the recent Growth Management Overlay removal, budget has been approved to construct a fire station in the East Hills Shopping Centre that would service the plan area. Currently, the site is outside of the Council approved standard for seven and 11 minute fire response, as well as the 10-minute response criteria identified in the Alberta Building Code.

Work has begun on the new Belvedere Fire Station with a goal to have it operational before these lands are developed.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application proposes: integrating a mix of dwelling types and land uses; including an activity centre within a neighbourhood; using a grid-based pattern of complete streets in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets. This application aligns with applicable MDP policies.

Calgary Climate Resilience Strategy (2022)

This application addresses objectives of the [Climate Resilience Strategy](#). The applicant is providing green infrastructure in the form of a constructed wetland and green mobility by establishing a grid-based street and pathway network that will support pedestrians and transit users. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Belvedere Area Structure Plan (Statutory – 2013)

The subject site is located within the [Belvedere Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential with a NAC in the south-central portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, a NAC and open spaces that are sufficiently sized and spread throughout the plan area. This application aligns with applicable ASP policies.